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Planning Design Economics

**Barry Waterfront**

**Environmental  
Statement  
Chapter A**

**Introduction**

August 2009

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## 1.0 Introduction

1.1 The Environmental Statement (ES) of which this is Part I has been prepared on behalf of Taylor Wimpey UK Limited, Persimmon Homes Limited and BDW Trading Limited (Barratt South Wales) ('the Consortium') to accompany an outline planning application submitted to the Vale of Glamorgan Council regarding the regeneration of land at Barry Waterfront. The application proposals are for the:

*Development of vacant land at Barry Waterfront for residential (C3), retail (A1), cafes, bars and restaurants (A3), hotel (C1) and offices (B1). Development of vehicular and pedestrian/cycle access including a new link road, re-grading of site to form new site levels and associated infrastructure works, parking, servicing, landscaping, public realm and public open space provision.*

1.2 Due to the scale and nature of the proposals it is considered that the proposals comprise Environmental Impact Assessment (EIA) development requiring assessment under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 ('the 1999 Regulations'). The proposal is Schedule 2 development under the 1999 Regulations as it is an Urban Development Project in excess of 0.5 hectares.

1.3 An EIA of the likely significant effects of the development has therefore been completed to identify how the scheme can be modified to mitigate (where possible) against adverse effects. The structure of the ES is set out in Section 4.

1.4 The content of this ES is in accordance with Schedule 4 of Part I of the 1999 Regulations, which requires the following information to be provided in an ES:

- A description of the site and development;
- Necessary data to identify and assess the main effects the development has on the environment;
- Consideration of alternative sites;
- Review of significant direct or indirect effects;
- Measures to prevent, reduce or offset significant adverse effects;
- A Non-Technical Summary; and
- An indication of technical difficulties encountered in preparing the ES.

1.5 Schedule 4 of Part II requires all the following information to be provided:

- A description of the development comprising information of the site, design and size of the development;
- A description of measures envisaged in order to avoid, reduce and, if possible, remedy significant adverse effects;
- The data required to identify and assess the main effects which the development is likely to have on the environment;

- An outline of the main alternatives studied by the applicant and the reasons for selecting the preferred choice taking into account the environmental effects; and
- A Non-Technical Summary of the information.

1.6 The emphasis of Schedule 4 is the need to determine the significant environmental effects which a development is likely to have on the environment. Other effects of little or no significance require only brief treatment in the ES to confirm that they have been appropriately considered.

1.7 This ES provides all the relevant information required under the Regulations. It includes a description of the proposed development and the surrounding environment and it provides the necessary information for interested parties to assess the project and its likely effect on the environment. The work is a culmination of a series of technical studies to assess the project which has evolved the proposals into a better scheme. The technical studies have allowed the team to identify the likely magnitude and significance of impacts on the environment and has allowed the formulation of appropriate mitigation measures.

## 2.0 **Background to the Proposals**

- 2.1 The Barry Waterfront Development Principles document, Development Brief and Design and Access Statement (including Illustrative Masterplan) form a suite of documents which together guide the design and implementation of the Barry Waterfront proposals through the provision of progressively greater detail.
- 2.2 Parameters have been established from this for the purposes of the outline application which have been tested through this ES. Chapter B provides further detail on this process.

### **Development Principles**

- 2.3 The Barry Waterfront Development Principles document, produced by the Vale of Glamorgan Council, establishes the overall vision and key development policy and principles for the site. It was adopted in June 2009 following consultation.
- 2.4 As identified by the Development Principles document, the vision for the site is:
- “The creation of a sustainable new urban quarter with distinctive neighbourhoods, attractive places and community facilities that complement, integrate and link with Barry Town and Barry Island, whilst taking full advantage of the maritime setting of the No. 1 Dock.”*
- 2.5 In order to achieve this it is essential that the proposed development positively responds to and integrates with the existing Waterfront development, Barry Town Centre, the Water and Barry Island. This will be achieved through the development of a mix of land uses within the site and phased development providing the right development at the right time, together with the ethos of sustainable development, design quality and accessibility being at the forefront of the development’s principles.

### **Development Brief**

- 2.6 The Barry Waterfront Development Brief has been prepared by the Consortium’s design team to establish the land use and design parameters for the development of the Barry Waterfront site. This has undergone consultation with the Vale of Glamorgan Council and the Council’s internal consultation stakeholder group.
- 2.7 It is intended that the Development Brief will be adopted as supplementary planning guidance and will be an important material consideration in determining planning applications relating to the site.
- 2.8 The Development Brief reviews the development context, establishes development parameters which relate to the outline application parameter

plans, sets out the masterplanning design objectives and identifies character areas.

2.9 The vision established within the Development Principles document is carried through into the Development Brief however this document goes further in establishing a description of development, contextual analysis and an outline of key challenges and influences. It also establishes the following masterplanning principles that will underpin the delivery of a sustainable development based on best practice in urban design:

- Sustainability;
- Accessibility of the site;
- Movement within the site;
- Public Open Space;
- Public Realm;
- Mix of uses – flexibility and adaptability;
- Legibility;
- Frontages – continuity and enclosure;
- Height, Scale and Massing;
- Urban Grain; and
- Character Areas.

2.10 Having considered each of the issues listed above the Development Brief presents an illustrative strategic masterplan with a proposed land use distribution. This forms the starting point for the more detailed Masterplan document which will demonstrate how these principles are applied within the context of specific character areas.

### **Design and Access Statement**

2.11 The Barry Waterfront Illustrative Masterplan has been produced by the Consortium's design team and demonstrates how the masterplan design objectives can be applied within the context of each of the character areas to deliver a quality scheme that is consistent with the initial vision and development principles for the site.

2.12 The Illustrative Masterplan has undergone consultation with Associated British Ports, the Welsh Assembly Government and the Vale of Glamorgan Council. It accompanies and informs the outline planning application and will also play a major role in guiding any future reserved matters applications in due course.

2.13 The Masterplan splits the development site into a series of character areas at:

- District Centre;
- West Pond;
- South Quay Parkside;
- South Quay Waterside;
- East Quay; and
- Arno Quay.

2.14 For each character area the Consortium's aims and objectives for that area in terms of:

- Uses and Mix;
- Layout and Urban Form;
- Scale, Height and Massing;
- Appearance, Materials and Design Features; and
- Public Realm and Public Open Space.

2.15 Further details are provided within Chapter C of the ES and the parameter plans which form the basis for the purposes of EIA.

### **Public Consultation**

2.16 The outline planning application follows extensive engagement with a number of stakeholders including: the Vale of Glamorgan Council, key stakeholders and the public. Full details of the community consultation exercise are set out in the Public Consultation Statement, prepared by Freshwater, which has been submitted with the application. The consultation process is briefly summarised in Chapter B 'Approach to EIA'.



## 3.0 The EIA Team

3.1 Nathaniel Lichfield and Partners (NLP) is lead consultant for the overall coordination and editing of the ES as well as Chapters A, B, C, L and N. Due to the nature and extent of the development proposals a number of specialist consultants have produced one or more ES chapters.

3.2 The extent of the EIA and scope of the ES chapters follows the submission of a request for a Scoping Opinion to the Vale of Glamorgan Council in November 2007 and subsequent correspondence with the Local Planning Authority and statutory consultees regarding the specific topic issues. A full background to the EIA process with regards to the proposed development is set out in Chapter B of the ES.

3.3 The responsibility for each of the Technical Papers of this ES is outlined in the table below:

EIA Chapter		Consultant
A	Introduction	NLP
B	Approach to EIA	NLP
C	Site Description & Proposals	NLP
D	Transportation	Arup
E	Landscape & Visual	Soltys Brewster
F	Ecology	Soltys Brewster
G	Archaeology	Glamorgan Gwent Archaeological Trust
H	Water Resources, Drainage & Flooding	Arup
I	Ground Conditions & Contamination	Arup
J	Noise & Vibration	RSK
K	Air Quality	RSK
L	Socio-Economic Impacts	NLP
M	Arboriculture	Steve Ambler & Sons
N	Residual & Cumulative Effects	NLP

Table A1 The EIA Team

3.4 It is important to note that other team consultants have contributed to the ES process and have provided key inputs to the chapters above (including parameter plans and the Illustrative Masterplan which have been produced by HMA Architects). In addition to their ES technical assessments, Arup has also prepared other assessments in support of the outline planning application including the Strategic Flood Assessment and Transport Assessment which are appended to this ES.

## 4.0 Structure of the ES

4.1 This Environmental Statement comprises the following elements:

- Volume 1 - The Non-Technical Summary. This is a standalone document which summarises Environmental Statement in a non-technical language.
- Volume 2 – ES Technical Studies, together with associated Appendices and Figures – this provides a detailed analysis of proposals, the predicted environmental effects, proposed mitigation measures and any residual effects.

### **Volume 1: Non Technical Summary**

4.2 The Non Technical Summary (NTS) is intended to ensure that the detailed technical assessments contained in the ES and appendices are accessible to the general public. To achieve this, the NTS is presented in a succinct form that avoids technical jargon and language. The more detailed and technical analyses are contained in Volume 2 of the ES.

4.3 The preparation of the Non Technical Summary has been carried out by NLP with input provided by the EIA team. It summarises each of the Technical Studies prepared in Volume 2.

### **Volume 2: ES Technical Studies**

4.4 An introduction to the proposals and methodology of the ES is set out in Chapter B. The approach to EIA and a full description of the site and proposed development is contained within Chapter C. A consideration of alternatives is also included within Chapter C. Chapter N focuses on the predicted residual and cumulative effects of the development.

4.5 Volume 2 of the ES comprises the analytical element of the EIA. Within these sections the appointed consultants have undertaken the required assessments pertinent to each of the main environmental issues. This process has been undertaken with regard to the necessary Regulations and relevant guidance. The environmental effects arising from each issue has been analysed within the relevant chapter.

4.6 The full detailed Technical Studies of the EIA are included as Chapters D – M. The structure of each of these chapters is consistent and follows the template set out below.

4.7 Each of the technical assessments is presented as a single chapter (Chapter D - N) and follows the structure set out in the EIA Regulations and Circular 11/99, identifying and assessing the impacts in terms of their significance. Each Chapter generally accords with the following structure:

- 1 **Introduction:** Including the scope and structure of chapter.
- 2 **Policy Context:** A brief review of relevant planning policy and any relevant technical guidance documents.
- 3 **Assessment Methodology and Significance Criteria:** A review of the relevant methodology employed for that topic chapter.
- 4 **Baseline Conditions:** A description and assessment of the current site features. It includes sources of information, any information gaps, current environmental conditions (including dates of surveys etc), assessment of sensitivity to accommodate change, etc.
- 5 **Identification of Impacts:** This looks at the impact of the current proposals upon the baseline conditions identified. It includes: a description of the relevant features of the proposal that will have an impact; the degree of change resulting from the proposal; the resources likely to be affected; the chain of events/pathways linking cause and effect, if applicable; and prediction of impacts in terms of nature, extent and magnitude including direct, indirect, short/long term, permanent or temporary, beneficial/adverse, cumulative. It also identifies the significance of impacts according to the relevant methodology. Where possible within Institute guidelines, the following significance categories are used to ensure overall consistency in assessment:
  - Major adverse
  - Moderate adverse
  - Minor adverse
  - Negligible
  - Minor beneficial
  - Moderate beneficial
  - Major beneficial
- 6 **Mitigation Measures:** Where adverse impacts are identified, the assessment identifies those measures which could be employed to mitigate the impact and the practical means of achieving this and also indicates where mitigation measures will not deal with the relevant impact.
- 7 **Residual and Cumulative Effects:** Consideration is given to any residual impacts which would remain after the mitigation measures are taken into account. Compensation and enhancement are also addressed where applicable.
- 8 **Summary and Conclusions:** This contains overall conclusions with the mitigation measures in place.

## Volume 2: Technical Appendices

- 4.8 Volume 2 also includes the technical appendices that support the individual Technical Studies chapters. These are provided at the end of each technical study. Also included in the appendices are key planning application drawings attached to ES Chapter C.

## Checklist of Environmental Information

- 4.9 As identified within Section 1 of this Chapter, the EIA Regulations set out in Part I of Schedule 4 the information that might reasonably be required for inclusion in an ES in order to assess the environmental effects of the development. This information, and its location within the ES, is set out in Table A2 below.

Information listed in Schedule 4 Part I of the EIA Regulations	Location within Environmental Statement
1. Description of the Development, including in particular; <ul style="list-style-type: none"> <li>(a) a description of the physical characteristics of the whole development and the land-use requirements during the construction and operational phases;</li> <li>(b) a description of the main characteristics of the production processes, for instance, nature and quantity of the materials used;</li> <li>(c) an estimate, by type and quantity, of expected residues and emissions (water, air and soil pollution, noise, vibration, light, heat, radiation, etc.) resulting from the operation of the proposed development.</li> </ul>	Chapter C  Chapter C  Chapter C  Chapter N
2. An outline of the main alternatives studied by the applicant or appellant and an indication of the main reasons for his choice, taking into account the environmental effects.	Chapter C
3. A description of the aspects of the environment likely to be significantly affected by the development, including, in particular, population, fauna, flora, soil, water, air, climatic factors, material assets, including the architectural and archaeological heritage, landscape and the inter-relationship between the above factors.	Chapters D - M

<b>Information listed in Schedule 4 Part I of the EIA Regulations</b>	<b>Location within Environmental Statement</b>
4. A description of the likely significant effects of the development on the environment, which should cover the direct effects and any indirect, secondary, cumulative, short, medium and long-term, permanent and temporary, positive and negative effects of the development, resulting from: (a) the existence of the development; (b) the use of natural resources; (c) the emission of pollutants, the creation of nuisances and the elimination of waste, and the description by the applicant of the forecasting methods used to assess the effects on the environment.	Chapters D - N
5. A description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment.	Chapters D – M
6. A non-technical summary of the information provided under paragraphs 1 to 5 of this Part.	Separate NTS Document
7. An indication of any difficulties (technical deficiencies or lack of know-how) encountered by the applicant in compiling the required information.	Chapter B

Table A2 Reasonably Required Content for an Environmental Statement

4.10

Part II of Schedule 4 of the EIA Regulations sets out the minimum information that must be included in an ES; this is set out in the table below.

<b>Information listed in Schedule 4 Part II of the EIA Regulations</b>	<b>Location within Environmental Statement</b>
<b>PART II</b>	
1. A description of the development comprising information on the site, design and size of the development.	Chapter C
2. A description of the measures envisaged in order to avoid, reduce and, if possible, remedy significant adverse effects.	Chapters D – M

Information listed in Schedule 4 Part II of the EIA Regulations	Location within Environmental Statement
3. The data required to identify and assess the main effects which the development is likely to have on the environment.	Chapters D – M
4. An outline of the main alternatives studied by the applicant or appellant and an indication of the main reasons for his choice, taking into account the environmental effects.	Chapter C
5. A non-technical summary of the information provided under paragraphs 1 to 4 of this Part.	Separate NTS Document

Table A3 Minimum Content of an Environmental Statement

## The Planning Application Components

4.11 In addition to the ES the outline planning application is accompanied by the following documents:

- Planning Application Form, Certificates and Notices
- Key Application Drawings
- Planning Statement
- Design and Access Statement
- Sustainability Statement (including Low Carbon Strategy)
- Retail Impact Assessment
- Transport Assessment
- Strategic Flood Assessment (attached to ES)
- Public Consultation Report

## 5.0 **Availability of the Document**

5.1 A hard copy of the full Environmental Statement (including appendices) is available for viewing at the Vale of Glamorgan Council offices (see below) during normal working hours:

Vale of Glamorgan Council  
Development Control  
Dock Office  
Barry Docks  
Barry  
CF63 4RT

5.2 Any representations should be made in writing to the Vale of Glamorgan Council.

5.3 A Non Technical Summary (NTS) of this ES can be purchased from Nathaniel Lichfield and Partners for £15 excluding VAT. An electronic CD-ROM version of the ES can also be purchased from NLP for the cost of £50 excluding VAT. Please contact Maria Wilson of NLP on 02920 435 880.